

In re:
Vernon D. Ackridge
Debtor

Case No. 19-10548-mdc
Chapter 13

District/off: 0313-2
Date Rcvd: Feb 08, 2022

User: admin
Form ID: pdf900

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Total Noticed: 44

The following symbols are used throughout this certificate:

Symbol Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
- # Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
- ## Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 10, 2022:

Recip ID	Recipient Name and Address
db	+ Vernon D. Ackridge, 8124 Hawthorne Lane, Elkins Park, PA 19027-2212
aty	+ JOHN EVERETT COOK, The Law Offices of Everett Cook, P.C., 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104-2355
cr	+ Ditech Financial LLC, RAS Citron, LLC, 130 Clinton Road, Suite 202, Fairfield, NJ 07004-2927
cr	+ Univest Bank and Trust Co., 14 NORTH MAIN STREET, SOUDERTON, PA 18964-1713
cr	+ WELLS FARGO BANK, N.A., C/O POWERS KIRN, LLC PENNSYLVANIA OFFICE, 8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSSE, PA 19053-6980
cr	#+ Wells Fargo Bank N.A., MAC N9286-01Y, 1000 Blue Gentian Road, Eagan, MN 55121-1663
cr	Wilmington Savings Fund Society, FSB, d/b/a Christ, c/o Rushmore Loan Management Services LL, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618-2132
14574972	+ BANK OF AMERICA, N.A., c/o Rebecca Solarz, KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
14376610	Bank of America, N.A., P.O. Box 31785, Tampa FL 33631-3785
14269610	Ditech Financial, PO Box 6146, Rapid City, South Dakota 57709-5146
14384449	+ EverBank, c/o Ann E. Swartz, Esq., 123 South Broad Street, Suite 1400, Philadelphia PA 19109-1060
14269613	+ Everhome, PO Box 2167, Jacksonville, Florida 32232-0004
14370363	Lsf11 Master Participation Trust, C/o Robert J. Davidow, Esq., 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103
14317074	NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE CO, C/o Jerome Blank, Esq., Phelan Hallinan Diamond & Jones, LLP, 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza Philadelphia, PA 19103
14465698	+ Robert Dollinger, c/o David S. Gellert, Esquire, 1244 Hamilton Street, Suite 204, Allentown, PA 18102-4699
14294834	#+ Rushmore Loan Management Services, c/o Sarah K. McCaffery, P.O. Box 55004, Irvine, CA 92619-5004
14279484	+ TIAA, FSB, 301 W Bay Street, Jacksonville, FL 32202-5147
14415206	+ TIAA, FSB, c/o McCabe, Weisberg & Conway, LLC, Suite 1400, 123 South Broad Street, Philadelphia, PA 19109-1060
14415765	+ TIAA,FSB, c/o Lauren M. Moyer, Esq., 123 South Broad Street, Suite 1400, Philadelphia, PA 19109-1060
14584302	+ TIAA,FSB, c/o Daniel P. Jones, Esquire, 1581 Main Street, Suite 200, The Shops at Valley Square, Warrington, PA 18976-3403
14283820	+ Univest Bank and Trust Co., c/o Kelly L. Eberle, Esq., P.O. Box 215, Perkasie PA 18944-0215
14269615	+ Valley Green, 1536 S Broad St., Philadelphia, Pennsylvania 19146-4809
14579656	+ Vernon D. Ackridge, c/o EVERETT COOK, ESQ., The Law Offices of Everett Cook, P.C., 1605 N. Cedar Crest Blvd., Suite 520, Allentown, PA 18104-2355
14538096	WELLS FARGO BANK, N.A., c/o Mario J. Hanyon, Esq., 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103
14269616	+ Well Fargo Home Mortgage, PO Box 10335, Des Moines, Iowa 50306-0335
14265928	+ Wells Fargo Bank N.A., c/o Jill Manuel-Coughlin Esq., Eight Neshaminy Interplex, Suite 215, Trevose PA 19053-6980
14302804	#+ Wells Fargo Bank, N.A., Default Document Processing, N9286-01Y, 1000 Blue Gentian Road, Eagan, MN 55121-1663
14654791	+ Wells Fargo Bank, N.A., Default Document Processing, MAC# N9286-01Y, P.O. Box 1629, Minneapolis, MN 55440-1629
14299581	+ Wells Fargo Bank, N.A., MAC N9286-01Y, P.O. Box 1629, Minneapolis MN 55440-1629
14269617	+ Wells Fargo Home Mortgage, PO Box 10335, Des Moines, Iowa 50306-0335
14652285	+ Wilmington Savings Fund Society, c/o Michael J. Clark, Esquire, One Jenkintown Station, 115 West Avenue, Suite 104, Jenkintown, PA 19046-2031
14278837	+ Wilmington Savings Fund Society, FSB, dba Christiana Trust, c/o Sarah K. McCaffery, Esq., One Jenkintown Station, Suite 104, 115 West Avenue Jenkintown, PA 19046-2031

TOTAL: 32

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern

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Standard Time.

Recip ID	Notice Type: Email Address Email/Text: megan.harper@phila.gov	Date/Time	Recipient Name and Address
smg		Feb 08 2022 23:54:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	+ Email/Text: usapae.bankruptcynotices@usdoj.gov	Feb 08 2022 23:54:00	U.S. Attorney Office, c/o Virginia Powell, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404
cr	Email/Text: megan.harper@phila.gov	Feb 08 2022 23:54:00	CITY OF PHILADELPHIA, Tax & Revenue Unit, 1401 JOHN F. KENNEDY BLVD., 5TH FLOOR, Major Tax Litigation Division, Philadelphia, PA 19102-1595
cr	+ Email/Text: RASEBN@raslg.com	Feb 08 2022 23:54:00	NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE CO, Robertson, Anschutz & Schneid, P.L., 6409 Congress Ave., Suite 100, Boca Raton, FL 33487-2853
cr	+ Email/Text: bkdepartment@rtresolutions.com	Feb 08 2022 23:54:00	Real Time Resolutions, Inc., 1349 Empire Central Drive, Suite #150, Dallas, TX 75247-4029
14362039	Email/Text: megan.harper@phila.gov	Feb 08 2022 23:54:00	Water Revenue Bureau, c/o City of Philadelphia Law Department, Tax & Revenue Unit, Bankruptcy Group, MSB, 1401 John F. Kennedy Blvd., 5th Floor, Philadelphia, PA 19102-1595
14362347	+ Email/Text: megan.harper@phila.gov	Feb 08 2022 23:54:00	City of Philadelphia and/or Water Revenue Bureau, c/o Joshua Domer, Esq., City of Philadelphia Law Dept., 1401 JFK Boulevard 5th Fl., Philadelphia PA 19102-1640
14297068	+ Email/Text: RASEBN@raslg.com	Feb 08 2022 23:54:00	Nationstar Mortgage LLC, dba Champion Mortgage Company, c/o Robertson, Anschutz & Schneid, P.L., 6409 Congress Ave., Suite 100, Boca Raton FL 33487-2853
14269614	Email/Text: bankruptcygroup@peco-energy.com	Feb 08 2022 23:54:00	PECO, PO BOX 13778, Philadelphia, Pennsylvania 19101-3778
14303704	Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Feb 09 2022 00:07:14	Portfolio Recovery Associates, LLC, POB 41067, Norfolk VA 23541
14293100	Email/Text: RVSVCBICNOTICE1@state.pa.us	Feb 08 2022 23:54:00	Pennsylvania Department of Revenue, Bankruptcy Division P O Box 280946, Harrisburg PA 17128-0946
14289657	Email/Text: bkdepartment@rtresolutions.com	Feb 08 2022 23:54:00	Real Time Resolutions, Inc., 1349 Empire Central Drive, Suite #150, Dallas, Texas 75247-4029

TOTAL: 12

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
smg	*	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	*+	BANK OF AMERICA, N.A., P.O. Box 31785, TAMPA, FL 33631-3785
cr	*+	BANK OF AMERICA, N.A., P.O. Box 31785, TAMPA, FL 33631-3785
14269611	*	Ditech Financial, PO Box 6146, Rapid City, South Dakota 57709-6146
14269612	*	Ditech Financial LLC, PO Box 6146, Rapid City, South Dakota 57709-6146
14371024	*	LSF11 Master Participation Trust, C/O Robert J. Davidow, Esq., 1617 JFK Boulevard, Suite 1400, One Penn Center Plaza, Philadelphia, PA 19103
14304186	##	DITECH FINANCIAL LLC, PO BOX 12740, TEMPLE, AZ 85284-0046

TOTAL: 0 Undeliverable, 6 Duplicate, 1 Out of date forwarding address

NOTICE CERTIFICATION

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I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 10, 2022

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 8, 2022 at the address(es) listed below:

Name	Email Address
ALEXANDRA T. GARCIA	on behalf of Creditor TIAA FSB ecfmail@mwc-law.com, ecfmail@ecf.courtdrive.com
AMANDA L. RAUER	on behalf of Creditor WELLS FARGO BANK N.A. Amanda.rauer@pkallc.com, chris.amann@pkallc.com;nick.bracey@pkallc.com;Samantha.gonzalez@pkallc.com;jill@pkallc.com;mary.raynor-paul@pkallc.com;harry.reese@pkallc.com
DANIEL P. JONES	on behalf of Creditor TIAA FSB djones@sterneisenberg.com, bkecf@sterneisenberg.com
FRANCIS THOMAS TARLECKI	on behalf of Creditor TIAA FSB d/b/a TIAA Bank f/k/a EverBank ecfmail@ecf.courtdrive.com, ecfmail@mwc-law.com
HARRY B. REESE	on behalf of Creditor Wells Fargo Bank N.A. bankruptcy@powerskirn.com
HARRY B. REESE	on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com
HEATHER STACEY RILOFF	on behalf of Creditor Ditech Financial LLC logsecf@logs.com Michelle@mvrlaw.com
JEROME B. BLANK	on behalf of Creditor BANK OF AMERICA N.A. paeb@fedphe.com
JEROME B. BLANK	on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY paeb@fedphe.com
JEROME B. BLANK	on behalf of Creditor Lsf11 Master Participation Trust paeb@fedphe.com
JILL MANUEL-COUGHLIN	on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com
JILL MANUEL-COUGHLIN	on behalf of Creditor Wells Fargo Bank N.A. bankruptcy@powerskirn.com
JOHN EVERETT COOK	on behalf of Debtor Vernon D. Ackridge bankruptcy@everettcooklaw.com G29494@notify.cincompass.com
JOSHUA DOMER	on behalf of Creditor CITY OF PHILADELPHIA joshua.domer@phila.gov Edelyne.Jean-Baptiste@Phila.gov
KELLY LYN EBERLE	on behalf of Creditor Univest Bank and Trust Co. keberle@grimlaw.com ksaborsky@grimlaw.com
KENNETH E. WEST	ecfemails@ph13trustee.com
KERI P EBECK	on behalf of Creditor Real Time Resolutions Inc., as Agent for Bank of America, N.A. kebeck@bernsteinlaw.com, jbluemle@bernsteinlaw.com
LAUREN BERSCHLER KARL	on behalf of Creditor Ditech Financial LLC lkarl@rascrane.com lbkarl03@yahoo.com

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LEEANE O. HUGGINS

on behalf of Trustee WILLIAM C. MILLER Esq. lhuggins@ph13trustee.com

MARIO J. HANYON

on behalf of Creditor BANK OF AMERICA N.A. wbecf@brockandscott.com, mario.hanyon@brockandscott.com

MARIO J. HANYON

on behalf of Creditor WELLS FARGO BANK N.A. wbecf@brockandscott.com, mario.hanyon@brockandscott.com

MARISA MYERS COHEN

on behalf of Creditor TIAA FSB d/b/a TIAA Bank f/k/a EverBank ecfmail@mwc-law.com, mcohen@mwc-law.com

MARISA MYERS COHEN

on behalf of Creditor TIAA FSB ecfmail@mwc-law.com, mcohen@mwc-law.com

MARISA MYERS COHEN

on behalf of Creditor EverBank ecfmail@mwc-law.com mcohen@mwc-law.com

MICHAEL P. KUTZER

on behalf of Debtor Vernon D. Ackridge mpkutzer9@gmail.com mpkutzer1@gmail.com

REBECCA ANN SOLARZ

on behalf of Creditor BANK OF AMERICA N.A. bkgroup@kmllawgroup.com, rsolarz@kmllawgroup.com

ROBERT J. DAVIDOW

on behalf of Creditor Lsf11 Master Participation Trust robert.davidow@phelanhallinan.com

SARAH K. MCCAFFERY

on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com

SARAH K. MCCAFFERY

on behalf of Creditor Wells Fargo Bank N.A. bankruptcy@powerskirn.com

THOMAS SONG

on behalf of Creditor BANK OF AMERICA N.A. tomysong0@gmail.com

THOMAS SONG

on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY tomysong0@gmail.com

THOMAS SONG

on behalf of Creditor WELLS FARGO BANK N.A. tomysong0@gmail.com

THOMAS SONG

on behalf of Creditor Lsf11 Master Participation Trust tomysong0@gmail.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 34

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Vernon D. Ackridge <hr/>	Chapter 13 Proceeding 19-10548 MDC
Vernon D. Ackridge Movant v. WELLS FARGO BANK, N.A. Respondent	

**ORDER DISMISSING CHAPTER 13 CASE, AND GRANTING
IN-REM RELIEF ORDER**

AND NOW this 8th day of February 2022, it is hereby:

1. **ORDERED**, that this case is Dismissed; and it is further
2. **ORDERED**, that any wage orders are hereby VACATED; and it is further
3. **ORDERED**, that in light of the Stipulation in Settlement of Motion for Prospective In-Rem Relief from the Automatic Stay previously entered in this matter on 4/10/2019 by and among the Debtor, Wells Fargo Bank, N.A. and the Chapter 13 Trustee, Movant is hereby granted Prospective In-Rem Relief from the automatic stay without further notice and hearing and waiving FED. R. Bankr. P. 3002.1 and waiving Rule 4001 (a)(3) so that the In-Rem Relief Order is immediately effective and enforceable and *no further Bankruptcy filings by Debtor or any party claiming an interest in the Property shall place an Automatic Stay on the mortgaged property for a period of two (2) years from the entry of the order approving this Stipulation pursuant to 11 U.S.C. §362(d)(4).*

Magdalene D. Coleman

Magdalene D. Coleman
Chief U.S. Bankruptcy Judge